

**FALLBROOK COMMUNITY PLANNING GROUP**

**Regular Meeting**

Monday, March 17, 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook  
**MINUTES**

**RECEIVED**

MAY 01 2008

San Diego County  
DEPT. OF PLANNING & LAND USE

Meeting called to order at 7:00 PM by First Vice-Chair Harry Christiansen, who led the assembly in the Pledge of Allegiance. Eleven members were present, Jim Bowen, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Tom Harrington, Ron Miller, Jim Oenning, Ike Perez, Chuck Sanacore, and Paul Schaden. Bill Bopf, Carolyn Major, and Jim Russell were excused. Mary Jane Pfeil was absent.

Announcements : The Pala Mesa Resort project is deferred one month.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion and non-voting item.

Gerald Walson had comments on the November 2007 EIR for relocation of SR 76 and the bridges in Bonsall. The proposed plan is to remove the relatively new bridge over the San Luis Rey River and replace it with two new bridges, at a cost of \$50 million over saving the existing bridge. He understands CalTrans is reconsidering this plan. Furthermore, he believes that the San Luis Rey Water District may decertify their request for using latent powers to provide public water in their area.

2. Approval of the minutes for the meeting of 18 February 2008. Voting Item.  
The minutes had not been distributed, so approval was continued.

3. Request for Waiver of Utility Undergrounding along Old Highway 395 & Sterling View Drive for TM5532. Applicant Dan Wery 959-614-5081. DPW project manager Jerry Moriarty 858-495-5141. Continued at the 18 February FCPG meeting. **Public Facilities Committee**. Community input. Voting item. (1/10)

Project was not represented at the meeting. Public Facilities Committee had visited the site and found that this project would seriously influence other nearby potential developments. This project involves 12 to 14 utility poles, and the committee voted to deny the waiver. The overhead lines are felt to contribute to wildfires. Jedda Lorek agreed with the committee, as did Eileen Delaney. Tom Harrington moved denial of the requested waiver. Motion was approved 10 ayes 0 nays, 1 abstention (Ike Perez)..

4. SP81-02 Lake Rancho Viejo Specific Plan Amendment and Major Use Permit request for modification to remove the 3.5 acre lot that has been designated as a "Recreational Vehicle Parking Area" and redesign it as Open Space. County planner Larry Hofreiter 858-694-8846. Continued at the 18 February FCPG meeting. **Design Review Committee**. Community input. Voting item. (1/23)

This project had been continued for a month to allow home owners to get together to discuss this change of use and voice their comments and recommendations to DRB and PG. Lee Vance represented K Hovanian and gave a history of this project. The site is near Keys Creek. The County now sees this as "precious habitat" and according to Mr. Vance will not allow paving it or use for vehicle parking. Mr. Vance also stated that K Hovanian had previously wanted to make this area a park and DPLU was not in favor and recommended Biological Open Space.

Design Review had voted to deny the Biological Open Space, since this land designation does not allow clearing and this would present a significant fire threat to the many adjoining homes. (as demonstrated by the recent fires in San Diego County). DRB mentioned that CSA-81 had expressed interest in this property and might purchase it and develop a park. Harry Williams representing many homeowners said that although they might have different suggestions about what this space should be used for, they all agree that they do not want biological open space because of the fire danger. Another homeowner Vicki

Marinovich said the fire issue is real, and is concerned about teens hanging out and vandalism with open space.

Tom Harrington suggested placing the land in a Fire Buffer Open Space, a category new to most members. Harry Christiansen commented that paved parking areas can hold fuel/lubricant drainage and become fire-prevalent, whereas gravel will allow seepage. Eileen Delaney moved to deny SPA Amendment and MUP modification because of significant fire danger, and strongly encouraged Staff, Applicant and Homeowners to get together to find a solution that is mutually beneficial and acceptable to all parties. This motion was approved 11 to 0.

5. Request for a Waiver of B Community Design Review Special Area Regulation for a monument sign for Fallbrook View Apartments, 901 Alturas. Contact person Penny Hunt, PHunt@wolfpacksigns.com, 760.736.4500 x 216. County planner: Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). Continued at the 18 February FCPG meeting. **Design Review Committee**. Community Input. Voting Item. (1/24)

Eileen Delaney said Design Review had visited the site, discussed sign size and location. Although the sign guidelines state that the sign should only be 25 sq. feet, in this instance DR felt that because of the topography, street frontage of the project and size of the complex, they recommended approval of the waiver for the larger proposed sign of approximately 56 sf.

This sign would be directly in front of a brick retaining wall that is over 25 feet tall. The street frontage of this project exceeds 500 feet. The proposed sign would actually appear quite small and if a 25 ft sign was used it would be almost completely lost and not in harmony with the project. PG discussion dealt with color and exact wording on the sign. Eileen Delaney moved to approve the requested waiver, which was approved unanimously.

6. Request for a Waiver of B Community Design Special Area Regulation for one illuminated wall sign located at Liberty Tax Service, 1113 S. Mission Rd. Owner: Jim Oenning. Contact person Tiffany Delgatto, 760-224-5148, [tiffany@westrnsign.com](mailto:tiffany@westrnsign.com). County planner: Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). Continued at the 18 February FCPG meeting. **Design Review Committee**. Community Input. Voting item. (1/26)

Jim Oenning removed himself for this project. He had explained to the Design Review Committee that the County did not have an address for his tax business and therefore could not take action on his request. He was in a busy season, could not wait and went ahead to install the sign. Some members of the PG were concerned that we should set an example for others and follow proper procedure. DR reported that this sign does meet the guidelines and it just replaces a previously installed sign in the same location/same size.. Eileen Delaney moved to approve the Waiver of B Designator Regulations. Motion was approved 9 to 0, with two abstentions.(Jim Oenning and Anne Burdick)..

7. TPM21119 request to subdivide the 3+ acres located at 2270 E. Alvarado Street into two lots for one additional single family dwelling unit. Owner Douglas Nickerson 728-1700. Applicant and contact person Jim Eyerman 723-2385, [jim@elsurvey.com](mailto:jim@elsurvey.com). County planner Mark Slovick 858-495-5172. Presented as an informal presentation at the 21 January 08 FCPG meeting. **Land Use Committee**. Community input. Voting item. (2/11)

Jim Eyerman showed that the site is angled, with the portion to be split off is now a roughly rectangular open field. The house on Lot #2 will remain. Lot #1 will be sold as such. The two driveways are close together, but septic concerns forces that Discussion of the road disclosed a traffic study had shown 85% of the traffic was at or lower than 31 mph. Therefore they will apply for a 300 foot line of sight approval. Separately, they will apply for a waiver of sidewalk, street lighting and gutters, which we commonly grant in this semi-rural area. Dirt removal will be minimal and kept on site. Land Use Committee approved the project. There was discussion re widening the road, but septic layout would be

impacted. Chuck Sanacore moved to approve the subdivision subject to DPW approval of the line of sight issue..

8. Pala Mesa Resort project will not be heard in March.

9. Comments on the Draft Programmatic Environmental Impact report for the San Luis Rey River Park Master Plan Park. The County is proposing to create the San Luis Rey River Park under the guidance of a Master Plan. The Master Plan establishes a framework for the creation of the Park, incorporating passive and active recreational amenities for the Fallbrook and Bonsall Community Planning Areas, as well as an extensive habitat preservation with a multi-use trail system to serve a larger regional area. The planned location of the Park is along an approximate 8.5-mile stretch of the San Luis Rey River from just east of I-15 to the eastern boundary of the City of Oceanside in northern San Diego County. The proposed Park would encompass approximately 1600 acres in this area. Comments must be received by April 1, 2008 by County planner Esther Daigneault, 858-874-4107, [esther.daigneault@sdcounty.ca.gov](mailto:esther.daigneault@sdcounty.ca.gov), 5469 Kearny Villa Road Suite 305, San Diego, CA 92123. **Parks & Recreation Committee.** Community input. Voting item. (2/15)

Tom Harrington summarized the Draft Programmatic EIR and the action of the P&R Committee meeting. The County plans to acquire land by purchases and donations, not confiscation. The Committee had recommended two other sites for inclusion in the study area, one along Olive Hill Road and one southeast of Lake Rancho Viejo. Monty Voigt asked about a 40 acre parcel near Gird Road, for which some non-appropriate uses have been mentioned. Tom Harrington said a major study area is biological concerns, but not details as yet. Mitigation planning will follow actual routing of SR 76. He moved to approve the EIR with consideration for adding the Olive Hill and Rancho Viejo areas to the study. He recommends that the report clearly describe plans for the wild life corridor. His motion was approved unanimously, 11 to 0.

(These minutes and those of the Parks & Recreation Committee will be sent to the DPR Planner.)

10. TPM21120 (Alba TPM) request to subdivide the 35.56 acres located on the west side of Rock Mountain Road north of Little Rock Road (Thomas Bros Coordinated Page 997, G4 – H4) into four lots plus a remainder for five single family homes. Owner/applicant American Lotus Buddhist Association 949-752-5738. Contact person Jose Raul Gomez 619-210-3371. County planner Marisa Smith 858-940-2831. Land Use Committee. Community input. Voting item. (2/19)

Jose Gomez represented the owners, briefly describing the project. The site is very hilly, now planted in various fruits. It would be divided into four lots plus a remainder lot of 8.5 acres. The other lots will be at least 5 acres. The single road will primarily follow the ridgelines, with hammerheads and cul-de-sacs for emergency and other traffic. All lots have been perked, two for 5-bedroom homes and three for 3-bedroom homes. Pad sizes will be up to 18,000 S F, adequate for large houses. Extensive grading will be required for the five pads and the road, but the rest of the site will be undisturbed. Neighbors expressed concern about dust from the grading, but the proponent says best technology including spraying will be used. Three wells on site will be capped.

Water pressure in the area is low, and FPUD has recommended looping supply to the site by connecting two existing service lines. FPUD has not issued a service letter. The Committee and the Group both had concern over the single access and the 1800 foot road, and the proponent said this problem will be satisfied, possibly using a utility service road.. Four of the lots will be sold, and the present owners will retain the largest remainder lot for a retreat house for traveling members. Chuck Sanacore moved to approve the subdivision as presented, provided the secondary access issue is solved to the satisfaction of the County and NCFPD. Motion was approved unanimously, 11 to 0.

11. AD08-006 Request for an Administrative Permit to allow the construction of an oversized building for a garage and hobby shop on the 2.87 acres located at 261 Del Valle Dr. Owner, applicant and

contact person Jorge Espino 731-1295, cell 949-244-3920. County planner Fred Peck, 858-694-8848.  
**Land Use Committee.** Community input. Voting item. (2/22)

The owner, Mr. Espino, wants to erect this steel truss building on the slope between his home and Del Valle Drive. The enclosed building will be 2880 S F, with an attached covered area of carport. Maximum height will be 23' 31/2", well below the ridge line height. It will be visible from the street and from neighboring homes. Five of the involved homes have signed a Consent Form. The semi-level site will be lowered +/- four feet. Access will be off a leg from the driveway. Two tall doors will be installed, for access of a motor home. This site was chosen to not interfere with the septic field..

The building complies with all setback requirements. It does exceed the permitted size for auxiliary buildings by 880 S F, and hence requires an Administrative Permit rather than a variance. The building style is that of an old-fashioned gasoline station. Visibility will be reduced by planting ground cover and fruit trees around the perimeter. There will be no permanent water connections inside the building, making it initially non-habitable. The County Planner is positive about it, saying there are three other oversize buildings in the area. Nonetheless, Land Use Committee felt this should not be approved until it is reviewed by Design Review Committee and the Planner was consulted (this has been done).

David Allen lives nearby, and said one of those three oversize buildings is an eyesore. Monty Voigt did get an Administrative Permit, and favors the system. He thought NCFPD would want water spray facilities because of fuels. Closest hydrant is 150 feet away, which satisfies the Fire Marshal. John Crouch asked about a windmill, per the graphic. Tom Harrington said Design Review should look at the project. Chuck Sanacore moved to continue the project until April to permit Design Review Committee to address the project. Motion was approved unanimously.

12...Request for a Waiver of B Community Design Special Area Regulation for upgrades and beautification at Turnagain Arms Apartments located at 920 E.. Mission Rd., Fallbrook. Owner/applicant: Community HousingWorks. Contact: Ivette Vela, ivela@jsco.net **Design Review Committee.** Community input, Voting item. (2/24)

This project was addressed informally in February and approved for loan action. A team led by Mary Jane Jagodzinski described the upgrades planned, which involves no change in the function or use of the property. Dan Levine of the John Stewart Co. said the work will be mostly interior upgrades, such as replacement with energy efficient appliances and low flow toilets. The only major and exterior item is replacement of the Community Room with a larger modular building. Parking areas will be repaved and restriped. Minor changes to the facades will occur, and an earth tone color scheme adopted. Landscaping improvements will help solve erosion areas. Ground cover will be of low maintenance local (native) variety. Eileen Delaney said the Committee found this to be an excellent proposal for upgrading the apartments, and they approved it subject to color definition at this meeting. She then moved to approve the waiver as presented, subject to the Committee being satisfied with the specific colors which will be reviewed at the April D R meeting. Request for a waiver of B Community Design Special Area Regulation was approved unanimously.

13. Request for a Waiver of B Community Design Review Special Area Regulation for a new sign for North County Vehicles (formerly Alpha Motors). Location: 133 W. Fallbrook St. Contact person: Owner, Steven Hutter, Phone: 760-723-8300 or Cell 760-803-3311. **Design Review Committee.** Community input. Voting item. (2/27)

Design Review reported this is simply a change in the business name due to a partner retiring. The sign will be the same size, and at the same location. Eileen Delaney moved to approve this B Designator waiver as presented. Motion approved unanimously, 11 to 0.

14. Request for a Waiver of B Community Design Review Special Area Regulation for an additional Fresh and Easy Sign. Location: (Rear Wall of the building facing S Mission Rd.) 1101 S Main Ave, Fallbrook, CA 92028. Owner: Fallbrook Plaza LLC, 3048 Fifth Ave, Suite E, San Diego, CA, 92103.

Agent/Contact: LNI Custom MFG/ Mark Coggins Phone: 310-978. Email: mark@lnisigns.com. **Design Review Committee.** Community input. Voting item. (2/28)

Mark Coggins presented to Design Review a proposal for a 5' x 25' sign for the Mission Road side of the Fresh and Easy building, to be lighted during store hours. The Committee had concerns about the sign size but in this unique instance voted to approve one additional wall sign on South Mission because in this situation this store has egress and ingress on two roads that do not intersect and this could be a directional sign. DR also required that the sign not exceed the guidelines and not exceed 125 S F. John Crouch asked about letter heights. County Staff said that since this is our community, if we approved this additional sign, they would not have a problem with it. Eileen Delaney moved to approve the waiver of B Designator Regulation only in this instance under these circumstances, for a wall sign, not to exceed 42 SF on the rear of the Fresh and Easy portion of the building. Motion approved 9 to 0, with Harry Christiansen and John Crouch abstaining.

15. Accept the resignation of Dave Larson as an unelected member of the Land Use Committee and appoint Steve Smith, 4082 Ladera Vista, 723-8220, to take his place. Community input, Voting item. (2/28)

Chuck Sanacore moved to accept Dave Larson's resignation and to appoint Steve Smith to the Land Use Committee. Motion approved, 11 to 0.

16. TM 5195 (SHADY GROVE) KB Home is requesting FCPG input on their proposal to revise the home plans to be built in their Fallbrook (Stage Coach Lane) project. They propose to build smaller homes (1690, 1997, and 2275 square feet) at lower prices than they are presently building. Contact person: Eric Scheck, Project Manager (951-691-5257). Community Input. Non-Voting Item.

KB Homes is having difficulty selling the size homes permitted in the Shady Grove subdivision, and plans to request the County to permit three size plans, basically 1690, 1997 and 2275 square feet. They could then reduce the cost of the average home. They anticipate equal numbers of each of the sizes. The widths would remain as now shown, and the same size lots, so homes will be shallower. The representative was asked about a three-car garage option, but their administration thinks the option will not sell. Garages are 20' x 20', which we find tight for many modern vehicles. David Allen asked whether KB Homes should improve Gum Tree routing and paving, but that is not a part of their request.

Chair asked for individual opinions since this is non-voting item. Following were generally in favor of allowing the request: Eileen Delaney, Ann Burdick (who commented on the excessive number of signs), Ron Miller, Jim Bowen, Ike Perez (preferring larger garages), Tom Harrington and Jim Oenning. Paul Schaden had no comment. Harry Christiansen was generally in favor, pointing out this will change the Major Use Permit, and asked for KB to consider more plans in each size.,

17. Letter response to a verbal request from the staff of the Department of Planning and Land Use for additional information on our request to the Board of Supervisors concerning monitoring of the Rosemary's Mountain Quarry. Community input. Voting item

DPLU asked for guidance on the letter submitted to Supervisor Bill Horn. If we did not supply information, Granite Construction would be free to follow its own ideas. Jim Russell had asked Tom Harrington to prepare a draft letter addressed to DPLU. This draft was prepared and distributed. Then an alternate letter with different emphasis was submitted by Anne Burdick. Harrington felt either letter was acceptable. However, it should emphasize that the recommended monitoring firm must be independent. Jim Oenning passed out a flier re "Particulate Matter" published by the Air Pollution Control District and read several sections dealing with health hazards resulting from fine particulate matter, such as lung diseases, asthma and bronchitis. Very fine particles are potentially more severe. After discussion and criticism, Eileen Delaney moved to have Harrington and Burdick prepare a version incorporating the best features, have Jim Russell approve it and send it to DPLU without further FCPG review. This motion was approved unanimously, 11 to 0.

Harrington and Burdick wrote such a letter, which was approved and sent to DPLU. Copy is attached.

18. Reimburse North County Fire Protection District \$151.88 for copying Planning Group Materials. Community input. Voting item.

Motion was made to approve the reimbursement. Approval was unanimous.

19...Request for a Waiver of B Community Design Special Area Regulation for one wall sign and one monument sign located at Dollar Tree, 1055-1101 S. Main St. Contact: Jim Symons. JGS Permit Service, Inc. 619.280.5345 [jim@jgspermitservice.com](mailto:jim@jgspermitservice.com) County planner: Debra Frischer, 858-495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee**. Community Input. Voting item.

This project was submitted late and did not go to Design Review, rather directly to the FCPG. It asks for a wall sign for the new Dollar Tree store and lettering on the shopping center's existing monument sign. Both are compatible with those in place for the front wall sign for Fresh and Easy Market and the space on the shopping center monument sign. Eileen Delaney moved to approve the waiver as presented. Her motion was approved unanimously.

Meeting adjourned at 11:02 PM

Jim Bowen, secretary

Cc:	DPLU	Nick Tartaglia	
		Cheryl Jones	Items 15, 18
		Jerry Moriarty	Item 3
		Larry Hofreiter	Item 4
		Debra Frischer	Items 5, 6, 12, 13, 14, 19
		Mark Slovick	Item 7
		Marisa Smith	Item 10
		Fred Peck	Item 11
			Item 17
	DPR	Esther Dagneault	Item 9
	Fallbrook Chamber of Commerce		